

## **State Center Community Alliance Meeting Notes**

September 02, 2005

The meeting opened with introductions and the distribution of the committee contact list. A list of attendees is attached.

Yolanda Takesian started the meeting by reviewing the progress of the Committee's work in preparing for the Community walkabout and subsequent workshop. She distributed a conceptual example of a community survey form, and asked for additional input on the design.

She asked Sam Minnitte, Director of the Maryland Department of Transportation's Office of Real Estate, to provide a status update on the State's planning process and the Request for Qualifications (RFQ). Mr. Minnitte described the State's efforts as part of a 2-year long process that had only begun last November, and included the following:

- The State has a longstanding need for up-to-date facilities on the 25-acre campus at State Center, and the State is unable to fund sufficient maintenance activities for the existing buildings.
- The State's facility needs along with the presence of significant transit facilities generated an effort to pursue transit oriented development opportunities.
- To provide a starting point, the State retained a consultant team that researched and organized a design charrette in January. The result was a draft Strategy that offers a vision of what the planning area could be.
- The Charette was based on a number of stakeholder interviews, but he recognized that it was not sufficient community input to finalize the Strategy. He assured the group that the Strategy was a living document that would continue to change as the State received additional input from affected neighborhoods.
- The RFQ to seek a development partner was advertised on Wednesday the 21st and only covers State property. The State will receive responses by the end of November, and will seek community input in the evaluation of development teams that will probably take place in January.
- An exclusive negotiating right will likely be awarded in February, and more formal development planning will begin at that point and probably continue through August of 2006. A key factor in the selection of a development team will be its ability to engage the community in its project planning, and the State will seek input throughout the process.
- The State expects to reach a development agreement with a selected team in November or December of 2006.
- The State is aware of other stakeholders that need to be brought more fully into the process. The State will hold regular briefings for elected officials and that members of this group will be welcome to attend. In addition, if members of the Committee are aware of other neighborhood groups that should be briefed on the process, the State would like the opportunity to meet with them.

Ms. Takesian asked how community input would be integrated into the strategy and other elements of the planning process. Mr. Minnitte responded that community input is required in two major areas; 1. to incorporate more of a sense of history, what's valued and what needs to be fixed into the strategy and 2. to assist the State in the evaluation of prospective development teams and engage in project planning.

A general discussion of the importance of effective communications followed and included a number of comments from the committee including:

- Upton and McCulloh Homes need to be included. They have completed an Upton Master Plan that should be considered.
- The west side of Madison Avenue is ours.
- The State needs to include more institutional representation in the process such as Maryland General and the University of Baltimore (A meeting is scheduled with Maryland General at the end of the month).
- Those people most directly affected by the Strategy need to be more involved particularly McCulloh Homes and Public School 122. Prago Park was also mentioned as an area that could change.
- People from McCulloh feel like a little fish in a bowl with piranhas. McCulloh is the only place where people don't own property, and they may not have the standing of other neighborhoods.
- The Strategy seems to point to a demolishing of McCulloh Homes. There was much discussion of the recent newspaper and TV coverage, and the anxiety it generated. (Mr. Minnitte assured the Committee that this was an area of the Strategy that needed much more work).
- The Briscoe School has had extensive review by the School District's planners and architects and they should be consulted.

A number of suggestions were offered by the Committee, including:

- creating an email network to share the status with elected officials.
- the committee should involve all of the community at large from the beginning.
- need to create a paper trail of what was discussed at meetings so that new arrivals have a way to catch up on previous committee discussions.
- the outreach effort should include the Pastore in the neighborhoods.

Given the State's timeline, the Committee discussed the need for and timing of the walkabout and the Community-wide workshop. The consensus was to keep to the original schedule, but review the scope of the walkabouts at the next meeting. **The next meeting will be held at the Union Baptist Church on Wednesday October 5.**

## **State Center Community Alliance Meeting Notes**

OCTOBER 19, 2005

In the absence of Yolanda Takesian, Tim Ingles chaired the meeting at the Union Baptist Church. Ms. June Johnson had a recommended change to the meeting notes from the last meeting. She proposed that the notes should say that McCulloh Homes' representation on the State Center evaluation panel "shall" (rather than "might") include two representatives. No objection was raised to this change.

### New Business

Mr. Ingles proposed that the Community Coalition had advanced to the point where it needed a little more structure. He suggested that committees work on the creation of a simple charter and the election of officers. The discussion continued with the observation that Bolton Hill (Mt. Royal Improvement Association) happened to be on the scene first with the Strategy, and organized an ad hoc response committee. That committee had expanded to include other neighborhoods, but leadership from Bolton Hill shouldn't be assumed. Mr. Ingles stated that while they were there first, there should be a broader basis to select officers.

A lively discussion followed in which a number of participants indicated that formalizing a committee should wait until after the Community Congress was held. This point appeared to hold a consensus of the group.

### Community Congress

A summary of the discussion at the Upton Planning Committee concerning the "Community Congress" was offered. Senator Jones and others believe that a more extensive effort was required to reach all segments of the neighborhoods. The Congress would offer an opportunity to bring everyone up to speed on the status of the State's project at State Center. Participants made the following comments on the purpose and planning effort for this event.

- The purpose of the Congress should be to provide a transparency and openness to the State Center project.
- The event should attempt to attract as many people as possible.
- A planning committee is needed. What is the role of the existing committee in planning for the event?
- The event should be fun and appealing.

- The Upton community has a stakeholder group of 150 people. In addition, the Upton Planning Committee is an umbrella group for 6 different organizations.

It was agreed that the State would consult with Senator Jones, and continue the planning at the next meeting on November 2.

#### State Center Transit Oriented Development Strategy

The previous meeting of the Community Coalition discussed ways in which the Strategy document might be amended to reflect some of the major points that several of the neighborhoods had identified. As an introduction to this topic, Don Halligan from MDOT provided an overview of the genesis and subsequent development of the Strategy. He emphasized that the Strategy represented a vision for the study area, and that it was designed to start a dialogue with stakeholders. It was agreed that there was a need to collect comments about the Strategy as well as to provide forum for comments.

A discussion followed about specific objections to the Strategy. In particular, Ms. Johnson reiterated that McCulloh Homes was opposed to demolition. Chris Shea, Deputy Commissioner for Baltimore Housing and Community Development Department, stated that the Housing Authority Board supports the position of McCulloh Homes' residents.

The meeting adjourned after this discussion. **The next meeting of the Community Coalition will be on November 2 ,2005 at 5:30 PM at the Union Baptist Church.**

## STATE CENTER COMMUNITY ALLIANCE MEETING NOTES

November 2, 2005

### Community Congress

Sam Minnitte from MDOT led the discussion concerning planning for the Community Congress on Nov. 16. The promotion of the event was the first topic. The items that were discussed included:

- Quantities of flyers that each neighborhood would like to distribute.
- The text of the flyer was reviewed and new text inserted.
- It was concluded that it was too late (and expensive) to pursue print advertising.
- Flyers would be distributed at the **next planning meeting on November 9, 2005.**

The group then discussed the advantages/disadvantages of holding the Congress at 300 West Preston Street. A major concern was the capacity of the auditorium in the building. With only 135 seats, it was felt that it might not be large enough to accommodate the anticipated crowd. Various alternatives were discussed including the concept of holding a second meeting the next night for any overflow that showed up on the 16<sup>th</sup>. The group finally concluded that Union Baptist was a better alternative, and Reverend Hathaway volunteered the facility.

The Agenda was presented, and a discussion followed as to whether there should be breakout tables/sessions after the formal presentation. Several members felt that there should be sessions organized by major functional areas in the planning process, e.g., transportation, open space, etc. Another view held that the group was too large to be able to manage effectively, and it was getting too late to train group leaders. A compromise solution emerged that we should have evaluation forms to pass out that would solicit two types of information. It would provide an opportunity for comments based on the formal presentation, and it would provide a list of alternative subject areas for people to indicate their interest. A draft of the form will be presented at the meeting on the 9<sup>th</sup>.

### Community Profiles

This subject had been brought up at several previous meetings, and a short discussion reemphasized the need for this type of data and community process. The timing of this project was explored, and it was concluded that neighborhoods should have their individual profiles complete around March 1, 2006 and that a synthesis of the neighborhood reports would be delivered around April 1, 2006. It was decided to defer further discussion until the December 7<sup>th</sup> meeting.

### Community Participation in the RFQ Process

A review of the RFQ timeline pointed out that the State was looking for community participation in January 2006. The scope of the task for community volunteers was briefly discussed. The State seeks one volunteer per community that would include a volunteer and an advocate from McCulloh Homes. MDOT will put together a draft schedule to share with the Committee.

The meeting was adjourned and **the next meeting will be held at the Union Baptist Church on November 9, 2005 at 5:30 PM.**

### Attendees

Reverend Al Hathaway  
Marcia Hart  
Arlene McCain  
June M. Johnson  
JoyceRoundtree  
Sam Minnittee  
Fran Allen  
Werner Mueller  
Jim Peiffer  
Gayle Guilford  
Kevin Macartney  
Mico Milanovic  
Virginia Lynch  
Ernest R. Green  
Marty Baker  
Denita Fleming  
Wanda Watts  
Yolanda Takesian

## **State Center Community Congress Meeting Notes**

November 16, 2005  
Union Baptist Church

The meeting was called to order at 6:15 PM. The Reverend Alvin Hathaway welcomed attendees and offered an invocation.

1. Nelson Reichart, Assistant Secretary, Maryland Department of General Services (DGS), provided an overview of the site that is owned by the State and a description of his Department's interest in the State Center project. DGS is the custodian of the 25-acres that comprise State Center. It includes four buildings used by the State government and the Fifth Regiment Armory. The buildings range in age from 30 to 50 years old, and require a great deal of corrective maintenance. A public/private initiative to renovate and/or replace State facilities is important and appropriate management of the State's properties.
2. State Center Neighborhood Alliance – Reverend Hathaway described the mission, purpose and importance of the Congress and the work of the Neighborhood Alliance. He stressed the importance of bringing together diverse elements of the communities that will be impacted by the redevelopment of State Center. This Congress represents an opportunity for sharing information, ideals, and desires about the future.
3. Project Overview – Sam Minnitte, Maryland Department of Transportation, presented the background on the State's involvement and interest in the State Center project. The State is working on State Center's redevelopment because a. it faces a campus of aging state office buildings with escalating maintenance needs and insufficient budgets to meet them and b. State Center represents an important intersection of transportation resources such as the Metro and Central Light Rail Lines, Commuter Rail at Penn Station and Interstate connections via Martin Luther King Boulevard. The Congress represents one opportunity to begin communicating with neighboring stakeholders and seeking their participation in the process and feedback.

Otis Rolley, Director of the City of Baltimore's Planning Department, expressed the City's interest in the project. He described the City's effort to promote transit oriented development and its history with this project dating back to November of 2004. In short, the City views this as a natural extension of its small area planning that is underway in areas like Upton.

At this point, several questions were raised from the audience. The questions were concerning the nature of the development process and the role of McCulloh Homes in the draft Transit Oriented Development Strategy. Several people expressed their belief that McCulloh Homes was brought in at the tail end of the process.

Both Mr. Minnitte and Mr. Rolley pointed out that the planning process was just beginning. The opportunity for participation was wide open through a group like the State Center Neighborhood Alliance. Mr. Minnitte asked the members of the Alliance to stand up to be recognized by all participants. **He asked for all interested parties to attend the next scheduled meeting of the Alliance on December 7 at 5:30 PM at the Union Baptist Church.** The Alliance will discuss the need to articulate guiding principles to encourage widespread participation as an agenda item at that meeting.

Another question sought clarification on how important is the draft Transit Oriented Development Strategy.

The draft strategy expresses a vision of what the larger area around State Center could become. It needs to be defined through a participatory planning process that will inform the ultimate development plan. The development planning process will not start until a development team is selected (estimated to be March of 2006). The State and City believe that the beginning of the process is right now.

Senator Verna Jones was recognized, and she provided background about her involvement in the project. She was initially concerned that there had not been enough dialogue with a broad spectrum of community stakeholders. She sought to change the process and the Community Congress was one of the outcomes of her involvement with the Neighborhood Alliance. She thanked everyone who had participated to this point. She then made a plea for everyone to get engaged in the process to prevent harm to communities.

4. The Development of the Draft Transit Oriented Development Strategy – Don Halligan, MDOT Office of Planning and Capital Programming, provided an overview of the Strategy process and Transit Oriented Development trends nationwide. The State of Maryland has been hard at work with various Baltimore City agencies (Housing, Transportation, Baltimore Development Corporation, and Planning) to create a redevelopment strategy for a 20-square block area with potential development value of \$1 billion that:
  - a) Ensures quality development to maximize the land value of the area;
  - b) Guides public and private development to achieve greater value;  
Speeds development by aligning interests and building support of area stakeholders;
  - c) Increases Metro and Light Rail ridership and cost-effectiveness; and
  - d) Expands job opportunities for local residents and increases public revenues.

State Center Complex will continue to house significant numbers of State employees. The draft Transit Oriented Development strategy for State Center provides a vision for the State holdings in a larger context of revitalization of a



broader area. Redevelopment of the State property will involve the stakeholders of the broader area, and the development planning process will not start until a development team is selected. That process is just now beginning.

5. Request for Qualifications – Jim Peiffer, MDOT Office of Real Estate, provided an overview of the search for a private sector development partner to participate in the development planning and subsequent implementation of the plan. The process recognizes that the Project is too large for any one public or private sector entity. MDOT and DGS advertised a Request for Qualifications (RFQ) in **September 2005** to identify a master developer for the State Center **properties controlled by the State** (25 acres, aerial attached).

**Community stakeholders** have expressed a desire to be more fully included in the formulation of a development plan for the area. Community involvement includes:

- Neighborhood Alliance represents all neighbors of the site.
- Community review of the RFQ.
- Community participation in the evaluation of developers.
- Community participation in development planning with the selected developer.

Four national development teams have responded to the RFQ. The following timetable depicts due diligence and a formal State and local review of their qualifications.

- Proposal receipt closing – 11/30/05
- Due Diligence – 12/05
- Stakeholder evaluations – 02/06
- Recommendation to award exclusive negotiation rights – 3/06
- Participatory development planning – 03/06-11/06
- Master Development Agreement to BPW – 12/06
- Entitlements and groundbreaking – 10/07

6. Questions and Answers – A number of questions followed the formal presentation and included:

Q. Will there be a creation of an Environmental Impact Statement for the project?

A. Yes, if Federal funding participation requires it. If not, the process will seek to identify development impacts in the same fashion.

Q. What factors are you using to evaluate potential development partners?

A. The main factors will be the depth of experience in developing urban, mixed use, mixed income projects elsewhere. The State is also interested in the development planning process they will use, their minority business enterprise success, and their financial wherewithal to undertake such a large project.

Q. What kind of sensitivity to living in the City of Baltimore is present among the staff that is working on the project? How many actually live in the City?

A. Many of the staff lives in the City of Baltimore. In addition, the process will include neighborhood stakeholders as well as the professional planning organizations of the City.

The meeting adjourned at 8:30 PM.

**The next meeting of the State Center Neighborhood Alliance is December 7, 2006 at 5:30 PM at the union Baptist Church.**

## **State Center Meeting Notes**

**March 15, 2006**

- The meeting was held at Union Baptist Church starting at 5:30.
- Following introductions, the meeting agenda included: a report on the selection of a development team for the State Center Project; planning for the public announcement with the Governor (March 21<sup>st</sup>); an update from the City's Planning Department on the availability of neighborhood specific data to support neighborhood profiles; and a proposed discussion on mapping community strengths and weaknesses.
- Several attendees mentioned the need for more advanced notice for the meetings and a return to distributing minutes from the previous meeting. MDOT apologized for falling behind.
- At the time of the meeting, the announcement of the selected development team was embargoed, but it was announced that the Governor was going to announce the project the following week. The logistics of the announcement were discussed.
- Martha (Marty) Baker from the Department of Planning presented several sets of community data to the meeting. She discussed the weaknesses of the City's published web-based data, but she supplied tailored data from Planning's sources for neighborhood sub areas such as McCulloh Homes.
- Various sizes of a community map were distributed. A plan to make these available last month through a pick-up at the Church didn't materialize. Therefore, the group was not prepared to discuss the mapping of strengths and weaknesses by neighborhood.
- An extended discussion concerning the inaccuracies (neighborhood place identification and existing land use) on the maps ensued.
- Several attendees sought a change in the agenda to discuss the future of Neighborhood Alliance in light of the impending selection of the development team.
- A number of people felt that the Alliance needed to be more formally organized than it is now. Examples were mentioned where other communities such as Cherry Hill had formed an "LLC" to represent its interests. The discussion identified merits of a formal organization including:

- The provision of a sustainable way to represent the interest of those segments of the neighborhood least able to represent themselves.
  - A mechanism to encourage partnerships.
  - A simplified communications process as in the development team would only need to interact with one community group.
- The group also discussed whether or not the Alliance was truly representative of the neighborhoods it represented. A number of people felt strongly that it did not, and the Alliance needed to seek broader representation.
- Many at the meeting seemed to think that it was worthwhile to continue developing a statement about goals for the project from the resident's standpoint. A suggestion was offered that the group could consider one set of goals that would reflect area-wide concerns and a second set of goals that would reflect more specific neighborhood concerns.
- A consensus of attendees felt it was beyond the scope of this meeting to begin the identification of goals, but that it should form the Agenda for the next meeting of the Alliance.
- It was agreed to meet again as a group in two weeks or on March 29.

## STATE CENTER MEETING NOTES

March 29, 2006

Jim Peiffer summarized the process for selecting a development team and the recent public announcement by the Governor of the selected team, State Center Partnership. It is a large team headed by 3 partners: Struever Brothers, Eccles & Rouse; McCormack Baron & Salazar; and Doracon/Pennrose.

The discussion then moved to issues regarding the organization of the Alliance. A growing consensus was forming that some sort of formal organization is needed to give formal expression to the concerns and goals of the Alliance. Points that were raised included:

- Goals may dictate the type of organization needed.
- Through the Development Training Institute (DTI), Mr. Irvin Hendersen was identified. He had extensive community organizing experience in Cleveland and elsewhere. Several participants were interested in exploring his views.
- It was mentioned that we probably have workable models for community organizations right here in Baltimore. Historic East Baltimore Development Corporation, Empower Baltimore, and Coop Associations were mentioned.
- The Upton Community Planning effort was identified as a good example of a focused community effort.
- The State's role as a facilitator is becoming less acceptable given its pending relationship with the development team. The City was identified as a source of assistance to fill that role.
- Don't over organize; encourage open discussion. The Alliance should look out for needs with the greatest clarity.
- Should distinguish between organizational goals and program/neighborhood goals.
- The Alliance as now represented is not broad enough to reflect all of the concerns of stakeholders affected by State Center.

It was decided that there wasn't enough time before the developers were on board to deal with all of these questions. However, the group should try to identify a reasonable of goals that the Alliance finds important to discuss with the development team. Everyone was to submit three goals to Jim Peiffer before the next meeting.

The meeting was adjourned at 7:30.

**State Center Alliance Meeting**  
May 24, 2006

Union Baptist Church

**Participants:** Representatives of the Alliance's various neighborhoods (Upton, McCulloh Homes, Bolton Hill, Seton Hill, Mount Vernon, Madison Park, Charles North), Charlie Duff (Midtown Dev. Corp), Representatives of surrounding institutions, Maryland General Hospital, Maryland Department of General Services, MDOT, Maryland Department of Disability, , Fran Allen (Honorable Elijah Cummings's Office), Douglass Memorial Community Church, Development Team (SBER and Partners), Wanda Watts, Office of City Council President Sheila Dixon, Chris Shea, Deputy Commissioner, HCD, Marty Bake and Theo Ngongang (City Planning)

**Reporting:** Theo Ngongang

**Copies:** Director Rolley, Gary Cole

**Purpose**

Regular biweekly meeting of the Alliance, Presentation of the next planning phases by the Development Team (SBER and Partners)

**Issues**

Three main items were on the agenda:

- Discussion about the formal structure of the Alliance
- Development Team Presentation
- Overview of the Alliance's next steps and highlight of the next meeting

Note: Theo Ngongang of the Baltimore City Department of Planning acted as facilitator for this meeting, as had been discussed in the previous meeting. The change in facilitator was effected at the request of the group and was deemed more appropriate in shifting from the RFQ process to the development planning phase (in which it was felt that the State has a more vested interest).

Formal structure of the Alliance: After a brief discussion, decision was made to postpone this item to the next meeting, so that more time could be given to the Development Team presentation. In preparation to that discussion, Dr. Gary Rodwell will send to the group a synopsis of the meeting that took place the day before with Mr. Irvin Henderson, the President of the National Community Reinvestment Coalition (NCRC). An electronic discussion should follow among the group and the conversation will resume at the next meeting.

On the issue of the status of the McCulloh Homes vis-à-vis of the State Center project, (issue raised by the Madison Park representative), Chris Shea responded and made it clear that the redevelopment of the McCulloh Homes was not on the table for now. He noted that HCD will support the McCulloh Homes residents in their effort to see improvements in their apartments. Chris Shea also added that there is no public money

available at this time for McCulloh homes, which is among the best maintained public housing projects in the area.

On the issue of public outreach, it was mentioned that all elected officials with districts in the vicinity of the State Center project have been invited in the past to the Alliance meetings. Some have showed up occasionally and/or sent representatives but Planning agreed to go back to all of them and offer a standing invitation.

#### Development Team Presentation:

Caroline Moore, SBER, introduced her team and described the roles and responsibilities of each member:

- SBER and Doracon will focus on Mixed Use, Retail, site infrastructure and due diligence duties

- McCormack/Baron/Salazar and Urban Strategies will deal with housing, community/stake holders' outreach.

The development team reported on the International Council of Shopping Centers conference in Las Vegas where the full development team met with the Governor of Maryland. The Governor endorsed the panel selection and encouraged the development team to move forward with the project (State Center)

The development team explained that they have entered a 120-day non-binding Memorandum of Understanding (MOU) with MDOT and that the Interim Development agreement (12 months) will include the development of a planning process and appropriate milestones. In response to questions from the group, it was clarified that the 120 day period was considered to commence in May, with an expected end date of late September/early October.

Susan Glassman from Urban Strategies presented the community outreach planning process and requested that each community group select a representative through which small meetings will be scheduled. Jennifer Goold from SBER will coordinate interview scheduling during the month of June (on Wednesdays). A draft "Stakeholder Baseline" list was distributed, including names of community organizations, elected officials, faith based organizations, government agencies and major institutions. The list was reviewed item by item with request for specific contact information and additions from the group. Members of the group made several additions to the list, and were asked to provide contact information to Jennifer Goold at the end of the meeting. It was agreed that neighborhood walking tours would also be organized.

#### Next Steps

Work on assigning a team/committee to develop some options for the structure of the Alliance.

Next meeting scheduled for June 6<sup>th</sup>, 2006 at 5:30 at Union Baptist Church

## **State Center Alliance Meeting**

June 7, 2006

Union Baptist Church

**Participants:** Representatives of the Alliance's various neighborhoods, Yolanda Takesian (Bolton Hill), Joyce Roundtree (McCulloh Homes) Harold Young (McCulloh Homes, Arlene McCain (McCulloh Homes), June Johnson (McCulloh Homes), Connie Lieder (Bolton Hill), Randy Anderson (Madison Park), Marcia Hart (Bolton Hill), Louvenia Thomas (Marble Hill), Michael Deeds (Charles North), Denitia Fleming-Wagner (Heritage Crossing/Upton Planning Committee), Susan Atkinson (Heritage Crossing/UPC), Janet Allen (Heritage Crossing Board Member), Kevin Macartney (Seton Hill Board Member), James Hamlin (PARC), Demetria Scott (Bolton Hill), Wesley Wood (Bolton Hill), Representatives of surrounding institutions, Keith Hobbs from Maryland General Hospital, Maryland Department of General Services, Thomas Curtis from Maryland Department of Disability, George Thorpe and Bailey Susic from Maryland Department of Health, Fran Allen (Honorable Elijah Cummings's Office), Marty Baker and Theo Ngongang (City Planning)

**Reporting:** Theo Ngongang

**Copies:** Director Rolley, Gary Cole, Bijan Yarjani

### **Purpose**

Regular biweekly meeting of the Alliance

### **Issues**

One item was on the agenda:

-Discussion about the formal structure of the Alliance

In the absence of Dr. Gary Rodwell, and without his input from his meeting with Mr. Irvin Henderson, the President of the National Community Reinvestment Coalition (NCRC), no conversation took place regarding the structure of the organization.

Representatives of each community part of the Alliance described their role vis-à-vis of the Alliance and how they channel information/input back to their communities.

The main focus of the meeting turned to the potential impact of the State Center project on McCulloh Homes. Harold Young (counsel to McCulloh Homes) stressed the fact that the future of McCulloh Homes was in jeopardy and that the residents needed help/support from the surrounding communities. He suggested convening a separate meeting with the McCulloh Homes residents to put together a list of their current needs. That list would then be circulated within the communities forming the Alliance to gather their support.

Fran Allen (Congressman Cummings office) announced plans to hold a meeting with the Development Team, elected officials and neighborhoods representatives. She suggested



that communities and/or the Alliance group write letters to their elected officials to voice their concerns.

#### Next Steps

Identify McCulloh Homes needs and gauge Alliance community's support.

Work on assigning a team/committee to develop some options for the structure of the Alliance.

Next meeting scheduled for June 21<sup>st</sup>, 2006 at 5:30 at Union Baptist Church

## **State Center Alliance Meeting**

June 21, 2006

### **Union Baptist Church**

**Participants:** Representatives of the Alliance's various neighborhoods, Yolanda Takesian (Bolton Hill), Joyce Roundtree (McCulloh Homes) Harold Young (McCulloh Homes, Arlene McCain (McCulloh Homes), June Johnson (McCulloh Homes), Connie Lieder (Bolton Hill), Randy Anderson (Madison Park), Marcia Hart (Bolton Hill), Louvenia Thomas (Marble Hill), Michael Deeds (Charles North), Denitia Fleming-Wagner (Heritage Crossing/Upton Planning Committee), Susan Atkinson (Heritage Crossing/UPC), Janet Allen (Heritage Crossing Board Member), Mico Milanovic (Seton Hill Board Member), James Hamlin (PARC), Demetria Scott (Bolton Hill), Wesley Wood (Bolton Hill), Al Hathaway (Union Baptist Church), Pamela Johnson (Madison Park) Representatives of surrounding institutions, Keith Hobbs from Maryland General Hospital, Maryland Department of General Services, Henri Daniels (Midtown Community Benefits District), Jennifer Mielke (Baltimore Housing) Marty Baker and Theo Ngongang (City Planning)

**Reporting:** Theo Ngongang

**Copies:** Director Rolley, Bijan Yarjani, Division Chief

### **Purpose**

Regular biweekly meeting of the Alliance

### **Issues**

-Brief review of last Alliance meeting's minutes

-Debriefing of previous meeting with Mr. Henderson, Consultant

Gary Rodwell gave a summary of the meeting with Mr. Henderson:

Mr. Henderson provided Capacity Statement that included similar projects with master developers.

Main points from Mr. Henderson's presentation as they relate to the Alliance:

-Need to be clear about what we stand for, not just what we are against.

-Need to be informed and be supported and organized. Our organizing process is our responsibility.

-Banking and foundation communities could be brought from him if he worked with us.

-Two examples of how the Alliance can team up with Mr. Henderson:

- Exclusive arrangement with the group if we are a 501c3
- Engage with one of the 501C3 Community organizations, Upton Planning Committee

Impressions from Gary Rodwell, Rev Hathaway, Theo Ngongang

- Noted Mr. Henderson's anecdotal stories and information of other communities
- Recognized that State Center is nationally unique situation (Mr. Henderson is member of Housing and Community Development Association)

- Agreed that he is a Quality person
- Agreed and indicated that Mr. Henderson had strong knowledge
- Felt Mr. Henderson could articulate our needs and would bring a great perspective
- Suggest we (Alliance) prepare a scope of work describing all tasks to accomplish

#### -McCullough Homes

- The Development team will conduct interviews with residents to know what they want, separate from this State Center process
- Harold Young will schedule meetings with residents to gather their thoughts and report to the Alliance.
- The other communities stood:
  - Bolton Hill/MRIA supports what community wants to see for itself, respectful of resident's wishes for themselves. Wants to see better maintenance, living conditions and opportunities for residents. Take advantage of the State Center Development to improve conditions.
  - Madison Park supports McCullough homes and believes everybody should, very concerned that the City says they can't do anything
  - Lafayette Square suggests a creative approach to create ownership like cooperative housing that was done in LS, consider funding from a variety of sources outside of the usual
  - Heritage Crossing wants better maintenance to have money put in maintenance, if state has a different plan, but is unable to speak for HC Board.
  - Seton Hill supports that no residents be displaced and still wants to get to know the community, uncomfortable with "for" or "against" concept.
- Careful not to be paternalistic, think of MH as a beloved community not an island of despair

#### Next Steps

- Create electronic site for e-mail Yahoo site (Theo, Tim)
- Circulate mission statement for vote by next meeting stating with original statement prepared in Sept 05 (Theo for action by each community)
- Develop issues facing other neighborhoods (Cull from Developer interviews)
- Need \$2000 per week to keep communication
- Partner with UB or other, Baltimore Community Foundation for Program officer, Associated Black Charities to get regular communications, assistance to prepare grant, and other support activities (Pam & Keith to follow up)
- Help them write a grant for 10-16 hours per week

Next meeting scheduled for July 5th, 2006 at 5:30 at Union Baptist Church

**State Center Alliance Meeting**  
August 2nd, 2006

Union Baptist Church

**Participants:** Representatives of the Alliance's various neighborhoods: June Johnson and Arlen McCain (McCulloh Homes), Jim Peiffer (MDOT), Connie Lieder (Bolton Hill), Gary Rodwell (Upton), Thomas Curtis (MD Departmentt of Disabilities), Rev. Al Hathaway (Union Baptist), and Theo Ngongang (City Planning)

**Reporting:** Theo Ngongang

**Copies:** Director Rolley, Bijan Yarjani, Division Chief

**Purpose: Regular biweekly meeting of the Alliance**

**Issues:**

-A "Planning 101" session will be presented at the next meeting to explain the Department of Planning's role.

-MDOT will schedule a session for the Development team to present before the Alliance the results of the communities' interviews that have been conducted throughout the summer.

-The idea of a Charette was discussed but the timing of it is still uncertain.

-Next meeting is scheduled for September 13, at 5:30pm at Union Baptist Church

**Next Steps**

- Schedule a Charette after the Developer's presentation

Next meeting scheduled for September 13, 2006 at 5:30 at Union Baptist Church

**State Center Alliance Meeting**  
September 13, 2006

Union Baptist Church

**Participants:** Representatives of the Alliance's various neighborhoods: June Johnson and Arlen McCain (McCulloh Homes), Joyce Roundtree (MacCulloh Home Tenant Council) Sam Minnitte (MDOT) Jim Peiffer (MDOT), Don Halligan (MDOT), Connie Lieder (Bolton Hill), Gary Rodwell (Upton), Thomas Curtis (MD Department of Disabilities), Rev. Al Hathaway (Union Baptist), Dominic Wiker (SBER), Amy Bonitz (SBER), Jennifer Goold (SBER), Caroline Moore (SBER), Susan Glassman (Urban Strategies) Sharon Grinnell (Doracon), Stan Mulvihill (MBS), Louvenia Thomas (Marble Hill), Harold Young (McCulloh Homes) Fran Allen McKinney (Congressman Elijah Cummings Office), Pamela Johnson (Madison Park) Janet Allen (Heritage Crossing), Nelson Reichart (MDGS), Yolanda Takesian (Bolton Hill), Mico Milanovic (Seton Hill), Marcia Hart (Bolton Hill), Michael Deets (Charles North), Marty Baker, Dr. Bijan Yarjani and Theo Ngongang (all 3 from Baltimore City Planning)

**Reporting:** Theo Ngongang

**Copies:** Director Rolley, Bijan Yarjani, Division Chief

**Purpose: Regular biweekly meeting of the Alliance**

**Issues:**

- After the usual introductions, Rev Al Hathaway led the group into a prayer.
  - Sam Minnitte (MDOT) briefed the group on the status of the State Center Project: It has slowed down over the summer for three main reasons:
    - Tenants assessment not yet completed
    - Environmental assessment not yet conducted
    - Memorandum of Understanding not yet signed with the Development team because of selection process being currently challenged.
  - Nelson Reichart (MDGS) stated that Maryland Department of General Services was currently looking into tenants' assessment.
  - Caroline Moore from the Development team (SBER, MBS, Urban Strategies) highlighted the team's next major steps:
    - Meetings with stakeholders (Institutions)
    - Due diligence work including Architectural and Engineering site plans, historic survey of the neighborhoods, title/legal work, environmental survey, informal market analysis.
    - Understanding of development process / Meeting with MDOT
- Caroline mentioned that she is available for "development 101 sessions" at anytime.

-Susan Glassman from the Development team (SBER, MBS, Urban Strategies) presented the results of the communities' interviews that have been conducted throughout this past summer.

(Handouts distributed at the meeting). She stated that she came away from those interviews with a general positive and productive feeling.

-Susan Glassman went and asked each community representative to list the highest priorities s/he feels the State Center project could help address in its development. A list was established (and summary will be made available to the group later). Susan stated that no more meetings/interviews will be scheduled except for the communities/neighborhoods yet to be reached.

-Q&A session followed.

-Theo Ngongang (City Planning) distributed a "Planning 101" handout but postponed his presentation until the next meeting.

-Next meeting is scheduled for October 11, 2006 at 5:30pm at Union Baptist Church

#### Next Steps

- Our group will NO LONGER meet every other week but rather just once a month from now on, based on numerous comments I received.

Date:	<u>September 18, 2006</u>	Time:	<u>1:00 PM</u>
Client:	<u>Struever Bros. Eccles &amp; Rouse</u>	Location:	<u>300 West Preston Street, Room 601</u>
		Project no.:	<u>434-06</u>
Project name:	<u>State Center Master Plan</u>	Author:	<u>Tom Liebel, AIA, LEED AP</u>
Purpose:	<u>To discuss existing conditions of site and buildings</u>		

## Attendees:

SUNNY DI GENNARO  
 NELSON REICHART  
 JANICE HOWELL  
 GLENN BERRY  
 JIM PEIFFER  
 CAROLINE MOORE  
 AMY BONITZ  
 MATT D'AMICO  
 TOM LIEBEL

## Representing:

DGS  
 DGS-ORE  
 DGS-FOM  
 DGS-FOM  
 MDOT  
 Struever Bros. Eccles & Rouse  
 Struever Bros. Eccles & Rouse  
 Design Collective  
 Design Collective

The following items were discussed:

1. Site Information
  - 1.1 Power Plant located in and adjacent to 300 West Preston provides electricity, chilled water and hot water to 201, 300, 301 West Preston Street and 1100 North Eutaw Street.
  - 1.2 3 gas-fired generators provide power during peak load periods. 70 Megawatt capacity.
  - 1.3 No cogeneration at this time.
  - 1.4 Central Utilities Plant is less than 5 years old.
  - 1.5 Chiller Plant has Ice Storage System with a 15-year agreement - (2) 3,500 ton chillers.
  - 1.6 Currently no excess cooling capacity in chiller plant, but there is expansion space for additional chillers within the plant.
  - 1.7 201, 300 and 301 are connected via underground utility tunnel to a two-pipe system, while 1100 North Eutaw is connected to Central Utilities Plant underground (no tunnel) via a four-pipe system. Changeover for 2-pipe system takes approximately 24 hours.

- 1.8 Cooling tends to run year round for building cores, with perimeter heating during colder months.
- 1.9 1100 North Howard has a stand-alone mechanical plant that is currently mothballed.
- 1.10 Underground Storage Tanks supply Central Utilities Plant - 1 diesel, 1 ethanol and 2 gasoline.
- 1.11 IT and telephone capacity unknown at this time - handled by Dept. of Management and Budget.
- 1.12 Subway runs under Howard Street
- 1.13 CSX Howard Street Tunnel veers east towards Mt. Royal Station and is located east of Howard Street alignment.
- 1.14 Utilities in Eutaw Street are relatively new - ca. 1980.
- 1.15 Gas line runs under Parking Lots B&C to feed Central Utilities Plant and under 29<sup>th</sup> Division Street.
- 1.16 Utilities run within former Linden Avenue Easement - need to determine status of abandoned street.
- 1.17 Some issue with fill under portions of site - older rowhouses typically knocked in on themselves to fill Basement.

## 2. 300 West Preston Street

- 2.1 Oldest Building on campus
- 2.2 Building perimeter is single glazed, windows leak. Recent asbestos abatement program removed ACM insulation from perimeter, further compromising thermal integrity of building envelope.
- 2.3 New built-up roof on Power Plant, older roof on 300 Building - shows some evidence of leaks based on recent rains.
- 2.4 Some ADA upgrades to bathrooms on every other floor, original fixture counts remain - making facility underfixed to comply with current codes.
- 2.5 Three air handlers serve building - one for core, one for North Perimeter, one for South Perimeter - all air handlers are old.
- 2.6 Many portable electric heaters in building are stressing electrical system.
- 2.7 Elevators are older, but all function and have seen at least one upgrade. Parts can be difficult to find sometimes.
- 2.8 Storage area +/- 35' deep x width of building at south side is under exterior plaza and leaks. Print shop moved from space and is now used for storage.
- 2.9 Building is not sprinklered, except for limited areas. DGS is self-insured.



- 2.10 Building just recently received fire alarm upgrade and now has a fully addressable voice annunciator system.
  - 2.11 New electric feeds to facility in 1998.
  - 2.12 Ped way removed in 1998.
  - 2.13 Still some asbestos within facility - maintenance personnel need to suit up before replacing ballasts above ceiling, etc.
  - 2.14 Old fountain behind subway station.
3. 301 West Preston Street
- 3.1 Similar age and maintenance issues to 300 West Preston (similar concerns about building envelope, non-ADA bathrooms, etc.)
  - 3.2 No asbestos abatement has been undertaken.
  - 3.3 Building not sprinklered, but has a new, fully addressable voice annunciator fire alarm system.
  - 3.4 Constant Volume mechanical system.
  - 3.5 6 passenger elevators, 1 freight elevator at loading dock.
  - 3.6 Movie theater in Basement.
  - 3.7 Original equipment for skating rink still remains in building storage.
4. 201 West Preston Street
- 4.1 Newest building on campus.
  - 4.2 2 garage entrances off of Preston, 1 off of Martin Luther King.
  - 4.3 Garage has approx. 600 spaces supporting entire complex, intermediate levels at North and South sides.
  - 4.4 Garage air intake at plaza is noisy, Garage exhaust discharged at Howard Street.
  - 4.5 Building in the best shape, with fewer problems with building envelope.
  - 4.6 BL-2 and BL-3 lab facilities contained within Lab Building. Labs are anticipated to be relocated in 5-6 years to Jessup facility.
  - 4.7 VAVs serve office component, rooftop constant volume unit with 100% outside air serve lab component.
  - 4.8 There are some leaks at Ped Way.
  - 4.9 Outside escalators at original main entrance on east side removed several years ago. ADA accessible route is long way from new main entrance.
  - 4.10 No asbestos known to be within building.
  - 4.11 Older roof, probably near the end of its lifespan.

- 4.12 Building is partially sprinklered, with coverage in 600 space garage and storage areas.
  - 4.13 Older fire alarm system, currently scheduled for upgrade to fully addressable system with voice annunciation.
  - 4.14 Lots of water at perimeter sumps and elevator pits - probably due to subsurface water (apparently a stream formerly ran across site).
5. 1100 North Eutaw Street
- 5.1 Similar vintage and issues to 300 and 301 West Preston Street.
  - 5.2 2 boilers in Basement, currently mothballed.
  - 5.3 Fan coil units condition perimeter spaces.
  - 5.4 Need to establish if federally funded improvements have been fully depreciated.
  - 5.5 Not as much is known about this building as it is under management and maintenance of another group.

The above is the writer's interpretation of the items discussed. Any discrepancies should be brought to the writer's attention within seven days, or the minutes will stand as noted.

cc: Attendees

File

X:\1data\1 PROJECT\434-06 State Center\Admin\Minutes\Meeting\2006-09-18 Meeting Minutes.doc